

# 856 Dundas Street W. Nero

Developer: Tofni Developments  
Architect: RAW Design

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓		✓							✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
	✓										✓		
18	19A	19B	19C	19D	19E	19F	19G						

\*No data available for the shaded



Corner of Dundas Street West & Manning Avenue (Rendering)

Photo Credit: RAW Design



Facade along Manning Avenue (Rendering)

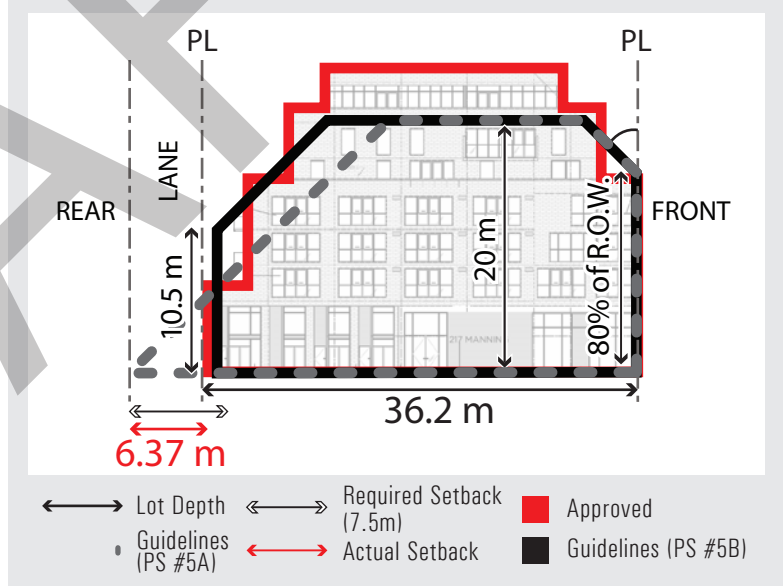
Photo Credit: RAW Design

## APPROVAL INFORMATION

Location: Avenue  
Number of Units: 87  
Total Density: 3.97 FSI  
Parking: 70 spaces  
Appropriate side step-backs at upper storeys achieved: Yes

## MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 25.4 m Ratio of Height and ROW: 1.27:1 # of Storeys: 7
FRONT	Appropriate Angular Plane Achieved: Substantially 5 Hours of Sunlight Achievable: 5 hours is substantially achieved  Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: Yes  Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: Substantially (But used Shallow lot transition) Rear Setback (Including Lane or Driveway): 6.37m



Facade along Manning Avenue

Photo Credit: RAW Design

# 282 St Clair Avenue W.

## The Code Condos

Developer: BLVD Developments, Lifetime Developments  
 Architect: Hariri Pontarini Architects

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓											
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

\*No data available for the shaded



Photo Credit: Hariri Pontarini Architects

Facade along St Clair Avenue West (Rendering)



Photo Credit: Hariri Pontarini Architects

Rear Transition (Rendering)

Location: Not on an Avenue  
 Number of Units: 116  
 Total Density: 4.51 FSI  
 Parking: 111 spaces  
 Height of Ground Floor: 4.8 m

### MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT

Planned ROW: 30 m  
 Approved Height: 30.475 m (not including Penthouse)  
 Ratio of Height and ROW: 1.03:1  
 # of Storeys: 9

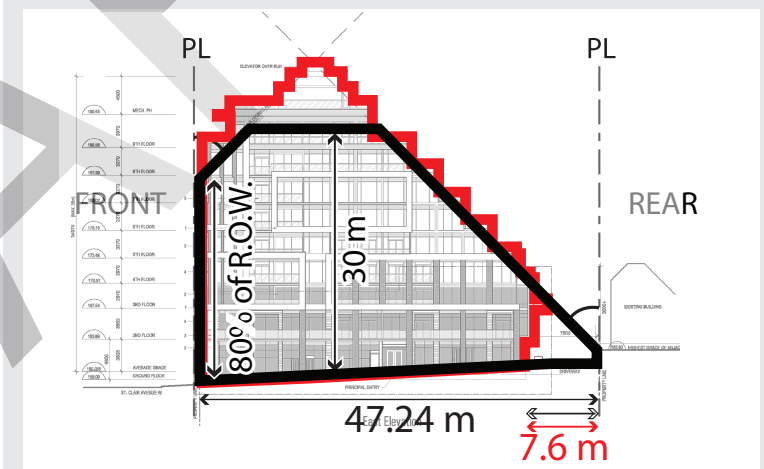
FRONT

Appropriate Angular Plane Achieved: No  
 5 Hours of Sunlight Achievable: Yes  
 Pedestrian Perception Stepback Required: Yes  
 Appropriate Pedestrian Perception Stepback Achieved: No  
 Optimal Sidewalk Zone Achieved (4.8m or 6.0m): No

REAR

Shallow or Deep Lot: Deep  
 Rear Lane Public or Private: Private  
 Appropriate Rear Angular Plane Achieved: No  
 Rear Setback (Including Lane or Driveway): 7.6 m

### EAST ELEVATION



← Lot Depth → Required Setback (7.5m) ■ Approved  
← Actual Setback ■ Guidelines (PS #5A)



Photo Credit: Hariri Pontarini Architects

At-grade (Rendering)

# 1880 Queen Street East Two Hundred

Developer: The Riedel Group  
Architect: Richard Ziegler Architect

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓		✓	✓		✓					✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
	✓										✓		
18	19A	19B	19C	19D	19E	19F	19G						

\*No data available for the shaded



South Elevation



Site Plan

Location: Avenue  
Number of Units: 29  
Total Density: 4.20 FSI  
Parking: 39 spaces

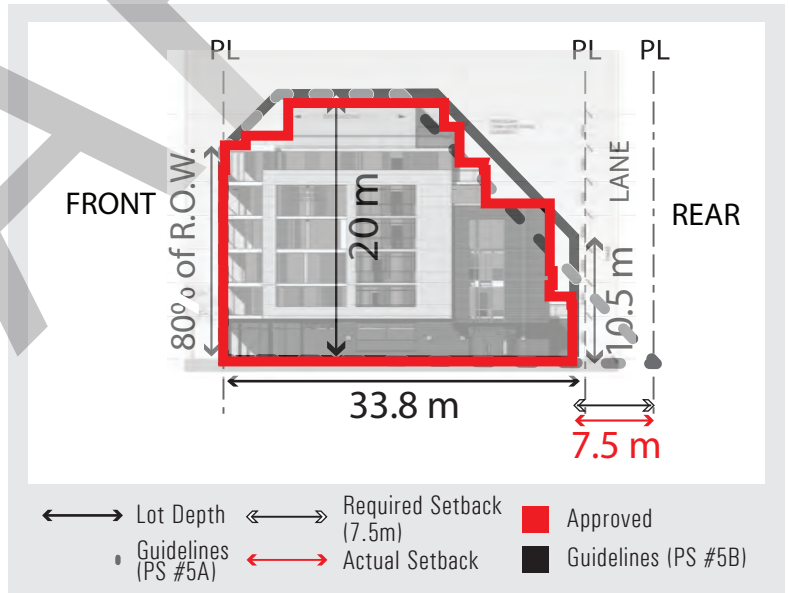
## MID-RISE BUILDING PERFORMANCE STANDARDS

**HEIGHT**  
Planned ROW: 20 m  
Approved Height: 19.5 m  
Ratio of Height and ROW: 0.98:1  
# of Storeys: 6

**FRONT**  
Appropriate Angular Plane Achieved: Yes  
5 Hours of Sunlight Achievable: Yes  
  
Pedestrian Perception Stepback Required:  
No (< 23m in height)  
Appropriate Pedestrian Perception Stepback Achieved: Yes  
  
Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes

**REAR**  
Shallow or Deep Lot: Deep  
Rear Lane Public or Private: Public  
Appropriate Rear Angular Plane Achieved: Yes  
(But used Shallow lot transition) ←  
Rear Setback (Including Lane or Driveway): 7.5 m

## EAST ELEVATION



West Elevation